

## \$589,900 - 11623 32a Avenue, Edmonton

MLS® #E4456649

**\$589,900**

3 Bedroom, 1.50 Bathroom, 1,650 sqft

Single Family on 0.00 Acres

Sweet Grass, Edmonton, AB

Spacious Pie Lot in Sweet Grass Located on a quiet cul-de-sac, this well-cared-for 2-storey home sits on a generous 12,691 sq.ft. pie-shaped lot, backing onto the treed green space of Providence Centre for added privacy and a peaceful view. The main floor features a sunken living room with a gas fireplace, a formal dining room, and a bright kitchen with updated cabinetry, pot lights, and an adjacent nook/family room with a wood-burning fireplace. Upstairs are three bedrooms, including a primary with a walk-in closet and direct access to the 4-piece bathroom, which includes a newer vanity and tub. The finished basement provides additional living space and storage. Updates include kitchen cabinets, pot lights, all windows have been replaced, and a new roof replaced 2021. Conveniently located near schools, LRT access, shopping, a golf course, and ski hill, this home offers solid potential on a unique lot in an established neighborhood.

Built in 1976

### Essential Information

MLS® #	E4456649
Price	\$589,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,650
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11623 32a Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3G6

### Amenities

Amenities	Front Porch
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, No Back Lane, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 6th, 2025

Days on Market                3

Zoning                            Zone 16

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